



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

March 9, 2004

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**ADOPT RESOLUTION APPROVING APPLICATION FOR DISPOSITION
OF THE 85TH AND MIRAMONTE HOUSING DEVELOPMENT IN
UNINCORPORATED LOS ANGELES COUNTY (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that submission of an Application for Disposition of the vacant property, known as the 85th and Miramonte Housing Development, located at the southwest corner of East 85th Street and Miramonte Boulevard in unincorporated Los Angeles County, is categorically excluded from the provisions of the National Environmental Policy Act (NEPA) and exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the proposed application will not have the potential for causing a significant effect on the environment.
2. Adopt and instruct the Chairman to sign the attached Resolution authorizing the Housing Authority to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) an Application for Disposition, which will permit the Housing Authority to dispose of the property.
3. Instruct the Executive Director to prepare and submit to HUD the Application for Disposition and adopted Resolution, and to execute all related documents, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize the submission to HUD of an Application for Disposition of the subject property. Upon approval, the property will be donated to the Community Development Commission for a future public purpose.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. There are no debt obligations on the property.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

In 1982, the Housing Authority acquired from HUD the subject property, consisting of 13 family units. On January 30, 2001, the Housing Authority received approval from your Board to submit an Application for Demolition to HUD to demolish all of the units. HUD approved the application on June 8, 2001, and the units were subsequently demolished.

At the time of demolition, the Housing Authority anticipated that it would develop replacement public housing units on the subject property. However, because the property is situated in a mixed-use neighborhood, it is not considered best suited for development of public housing for families.

The Housing Authority wishes to dispose of the Miramonte property by donating it to the Commission to be used for a future public purpose. Following HUD approval of the Application for Disposition, the Housing Authority will return to your Board to request approval to donate the subject property to the Commission in return for two Commission-owned residential sites that offer environments more suitable for public housing.

HUD requires that your Board adopt the attached Resolution authorizing submission of the Application for Disposition. County Counsel has approved the Resolution as to form. At its meeting of February 25, 2004, the Housing Commission recommended approval of this matter.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of NEPA pursuant to 24 Code of Federal Regulations Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. It is also exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15061 (b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

Honorable Board of Commissioners

March 9, 2004

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The environmental review record for this project is available for viewing by the public during regular business hours at the Housing Authority's main office, located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROGRAM:

The Housing Authority's inventory of public housing units will not be impacted by this action because all structures on the Miramonte property were demolished pursuant to a previous Board action.

Respectfully submitted,

CARLOS JACKSON

Executive Director

Attachment: 1

CJ:DC

**RESOLUTION APPROVING SUBMITTAL OF APPLICATION FOR
DISPOSITION OF THE 85TH AND MIRAMONTE HOUSING DEVELOPMENT IN
UNINCORPORATED LOS ANGELES COUNTY**

WHEREAS, the Housing Authority of the County of Los Angeles (Housing Authority) anticipated developing replacement public housing units at the vacant property known as the 85th and Miramonte Housing Development, located at the southwest corner of East 85th Street and Miramonte Boulevard in unincorporated Los Angeles County; and

WHEREAS, the Housing Authority has located more suitable property and no longer has a need to retain the 85th and Miramonte Housing Development property for use as a public housing development site; and

WHEREAS, the Housing Authority wishes to dispose of the property by means of donating it to the Community Development Commission of the County of Los Angeles for a future public purpose; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the Board of Commissioners of the Housing Authority adopt a Resolution certifying that the Housing Authority has made a responsible decision in the determination to seek HUD approval of an application for disposition of the property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority as follows:

1. The Housing Authority has made a responsible decision in its determination to seek HUD approval of an application for disposition of the property.
2. The Housing Authority approves and authorizes the Executive Director to prepare and submit to HUD an Application for Disposition of the property.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By: _____
Chairman, Board of Commissioners

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer/Clerk of
Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By: _____
Deputy

APPROVED BY BOARD ACTION ON _____